



Council On Affordable Housing

NEWSLETTER

April 2001

Annual Rental Increase Factor Determined

The Council on Affordable Housing's (COAH) annual rental increase percentage is based on the United States Department of Labor, Consumer Price Index (CPI) for the Northeast Region. Therefore, rents on units under COAH's jurisdiction may be raised a maximum of 3.6 percent based on the Northeast Region's CPI. Projects developed with Federal Low Income Housing Tax Credits may increase rents based on the Federal Low Income Tax Credit regulations.

COAH Income Limit Increases Delayed

The Council on Affordable Housing (COAH) regional income limits and resale increases are based on the United States Department of Housing and Urban Development's (HUD) Income Limits for the Section 8 Program. HUD has just published income limits for 2001. As a result, COAH will adopt new income limits and resale increases at the May 2, 2001 meeting.

COAH Grants Wildwood City Interim Certification

On December 29, 2000, Wildwood City, Cape May County, petitioned the Council on Affordable Housing (COAH) for substantive certification of its housing element and fair share plan addressing a second round (1987-1999) obligation of 16 units, all rehabilitation. Wildwood provided documentation that 17 units had been rehabilitated to COAH standards from 1997-1998 pursuant to N.J.A.C. 5:93-3.4. Since the city petitioned after June 6, 2000, Wildwood received interim substantive certification, which COAH granted at its April 4, 2001 meeting. Interim substantive certification is for less than six years.



Riverside Township receives COAH's certificate of substantive certification at COAH's March 7, 2001 meeting. Pictured from left to right are Mark Remsa, Burlington County Office of Land Use Planning; Anthony Cancro, DCA deputy commissioner; Charles Hilton, Riverside councilman; Gary LaVenja, Riverside administrator; and Monica Etz, COAH planner.

Interim Certification Still Available

Municipalities with first round substantive certifications that have expired or municipalities that have never petitioned the Council on Affordable Housing (COAH) for substantive certification may still petition COAH for interim substantive certification. While a standard substantive certification is for six years, interim substantive certification is valid for one year after the effective date of the adoption of COAH's third round methodology and rules.

Any municipality interested in interim substantive certification should call COAH at (609) 292-3000 and speak to the planner assigned to your municipality.



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RCA Recipient List Grows

Hightstown Borough, Mercer County, was recently added to the list of New Jersey municipalities that have either accepted affordable units through a regional contribution agreement (RCA) or have expressed an interest in becoming an RCA receiving municipality. An RCA receiving municipality enters into a contract with another municipality, agreeing to provide affordable housing units for a fee that currently is a minimum of \$25,000 per unit. The receiving community uses the funds to create new or rehabilitate existing units. The sending municipality receives credit for the units. The receiver does not.

To date, 29 municipalities have received a total of \$143,866,735 to construct or rehabilitate 7,335 units through RCAs. Still waiting to become RCA receivers are 27 more municipalities representing all six Council on Affordable Housing (COAH) housing regions.

Any municipality wishing to be added to the list of RCA receivers should call Kathy McGlinchy at (609) 292-1097. Any municipality seeking a potential receiver to which units may be transferred should also call Kathy.



Ray Chang Promoted to Principal Planner

Ray Chang, a senior planner with the Council on Affordable Housing (COAH) since November 1999, was recently promoted to principal planner. Ray is the COAH planner responsible for Middlesex, Monmouth and Gloucester counties. In addition to reviewing housing elements, fair share plans and regional contribution agreements (RCA), Ray verifies credits-without-controls surveys, coordinates applicable motions and researches policy issues. His professional background includes undergraduate and masters degrees in Community Regional Planning from the University of Texas at Austin followed by 10 years with the Morris County Planning Board.

Born in Taiwan and fluent in Mandarin Chinese, Ray is married and the father of an 18-month old son. Ray is one of many Department of Community Affairs (DCA) bi-lingual employees who have volunteered to assist when DCA needs to communicate in a native language.



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